

RODGERS & BROWNE



Building Site 2 @ 209 Church Road
Holywood, BT18 9RN

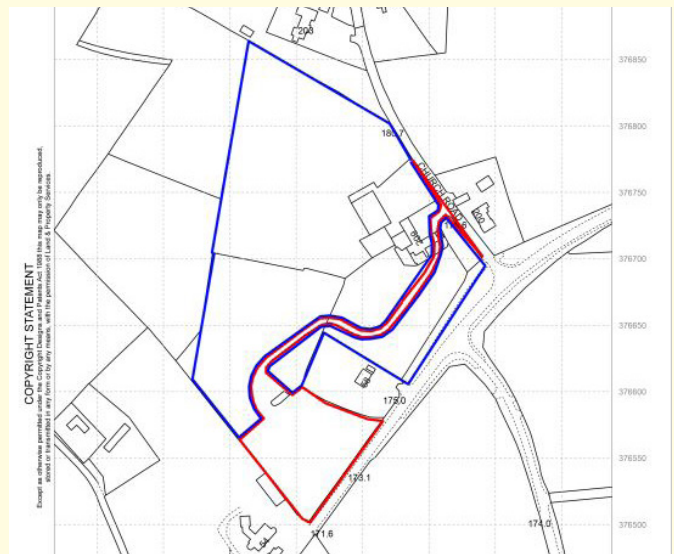
offers around £225,000



The Agent's Perspective...

"A fantastic opportunity to purchase a building site which has full planning permission granted for a detached family home, extending to c.3,800 sq.ft.

The site extends to c.0.60 of an acre and are set in a semi-rural position with views over the rolling countryside only two minutes from the renowned Holywood town centre"



76 High Street, Holywood, BT18 9AE

T 028 9042 1414

EXPERIENCE | EXPERTISE | RESULTS

The facts you need to know...

Building site with full
planning permission granted
(LA06/2023/2198/F)

Sweeping laneway to be put in by the vendor

Water and electric are available to the sites

House design extends to c.3,800 sq ft including garage

The layout comprising of five bedrooms, four with ensuites, drawing room, study and open plan kitchen, living dining

Site two - c.0.60 acres

An ideal opportunity for either an individual wishing to embark in their own grand design to that of a developer wanting a ready to go site

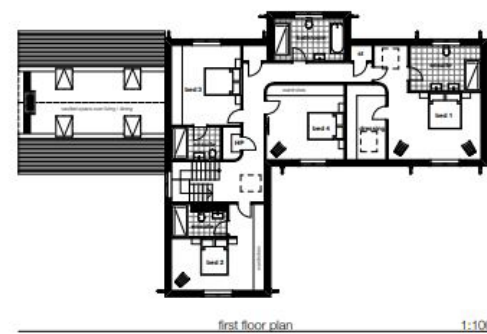
Hollywood and Dundonald Village
are only five minutes away including
the Ulster Hospital

Perfectly positioned to access
Belfast City Centre and The George
Best City Airport

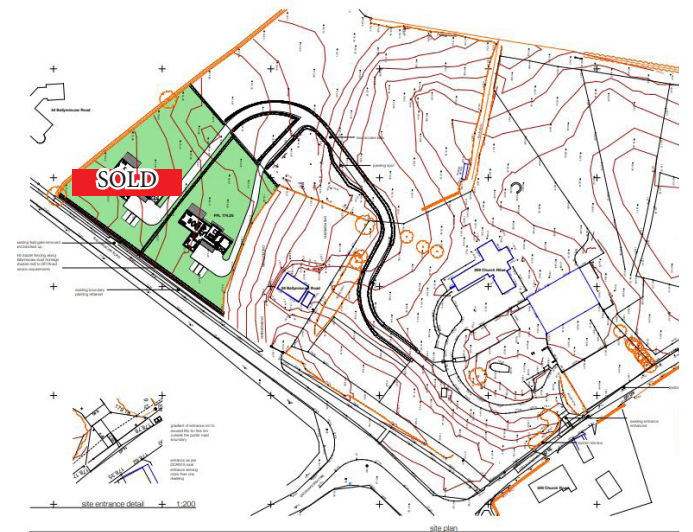
Note: all maps and boundaries in these details, and online, are for identification only and are not to be considered as forming part of any sale, lease or contract.



Site map



Elevations and floor plans



Full site map and entrance



Artist impressions from Ballyregan Road

Location

Travelling from Hollywood High Street travel up Church Road and continue for two miles No 209 is on your right.

Additional information

FINANCIAL ADVICE

Make sure you obtain Independent Financial advice when considering purchasing any property. **RODGERS & BROWNE** can arrange a consultation with an IFA who will provide you with a range of mortgage products available to suit your specific needs and circumstances. This can only be done with an IFA who has access to 'whole of market' products. Just ask any of the **RODGERS & BROWNE** team and we will arrange an appointment for you in our office or at your home.

TENURE

Each site will be Freehold

From 31st October 2024 to 31st March 2025, property purchased up to £250,000 is exempt from Stamp Duty Land Tax (SDLT) unless it is purchased as a second home, in which case a 5% override applies. Homes sold in excess of £250,000 pay SDLT on a sliding scale. There are exemptions for first time purchasers where no Stamp Duty is payable up to £425,000 if the purchase price is less than £625,000. Please contact your own legal adviser with any queries.

VIEWING

By appointment with **RODGERS & BROWNE**.

Ards and North Down Borough Council

PLANNING PERMISSION

Planning Act (Northern Ireland) 2011

Application No: LA06/2023/2198/F

Date of Application: 14 September 2023

Site of Proposed Development: Lands between 54 and 58 Ballymiscaw Road, Holywood BT18 9RN

Description of Proposal: 2No. dwellings, with access via upgraded entrance to 209 Church Road.

Agent: Marc Ballard Reality Architects
Address: 16 Demesne Park
Holywood

Drawing Ref: 01, 02B & 04B

The Council in pursuance of its powers under the above-mentioned Act hereby

GRANTS PLANNING PERMISSION

for the above-mentioned development in accordance with your application subject to compliance with the following conditions which are imposed for the reasons stated:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
Reason: To comply with the requirements of Section 61 of the Planning Act (Northern Ireland) 2011.

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The Property Ombudsman

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PROTECTED

Disclaimer

These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor **RODGERS & BROWNE** (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering / purchasing floor coverings.

Planning Permission
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